

Dial House
Chapel Lane, Billingley



Exterior and Gardens

From Chapel Lane, wrought iron electric gates open to Dial House. To the front of the property, there is an extensive block paved driveway that provides parking for several vehicles. The driveway has exterior lighting, external power points and raised stone planters with mature shrubs and trees. Access can be gained to two stores, a single garage and a workshop.

An Outstanding Four Bedroomed
Detached Family Residence...





Dial House

Welcome to Dial House

Nestled in the tranquil village of Billingley sits Dial House, a tastefully modernised home that still retains a wealth of character and is believed to date back to the late 1800s. Offering luxurious living across three floors, this outstanding detached residence comprises multiple reception rooms, four bedrooms and three bathrooms. Occupying a sizeable plot, Dial House enjoys a pleasant lawned garden with the benefit of a fabulous outdoor kitchen/bar and seating terrace, allowing the opportunity to make the most of the peaceful semi-rural location.

A wonderful breakfast kitchen combines modern and character features through the exposed stone and brick, and a shaker-style kitchen with quartz work surfaces. The kitchen is well-appointed with a range of integrated appliances and has the space for a range cooker if desired. Leading seamlessly from the breakfast kitchen is a bright dining room. A certain focal point of Dial House is the exceptionally spacious master bedroom which showcases an impressive vaulted ceiling that is enhanced by exposed timber beams and trusses.

Dial House is set behind electric gates that open to an extensive block paved driveway providing parking for several vehicles. Accessed from the driveway are two stores, a generous single garage and a large workshop that could be utilised in many different ways. There is also a versatile detached outbuilding, originally known as The Granary, set over two floors that contains a garden store and a hobby room.

The village of Billingley provides an ideal base away from larger settlements but has superb access to Darfield, Thurnscoe and Wombwell. A range of public footpaths are accessible from Billingley and take you through the local countryside and along Thurnscoe Dike. There are also other outdoor spaces such as Manvers Lake, Phoenix Park, Sandhill Golf Club and Range, Wentworth Woodhouse, Trans Pennine Trail and RSPB nature reserves, all of which are accessible within a short drive. Barnsley can be reached in under 30 minutes and the nearby M1 motorway network provides journeys to Leeds, Sheffield and London. There is also convenient access to the A1.

The property briefly comprises of on the ground floor: Entrance hall, shower room, bedroom 3, snug, lounge, breakfast kitchen, dining room, pantry and utility room.

On the first floor: Landing, master bedroom, master balcony, bathroom, bedroom 2, inner landing, under-stairs storage cupboard and family bathroom.

On the second floor: Mezzanine bedroom 4.

Outbuildings: Store 1, store 2, large single garage, workshop and outdoor kitchen/bar. A detached two-storey building named The Granary contains a garden store and hobby room.

Ground Floor

A timber door with a double glazed side panel opens to the:

Entrance Hall

A welcoming entrance hall with recessed lighting and stone flagged flooring. The focal point of the hall is the log burner that is set within a brick chimney breast and a stone hearth. Oak doors open to a shower room, bedroom 3, breakfast kitchen and storage cupboard. A timber door with glazed panels and

matching side panels opens to the lounge. An opening with a step also gives access to the snug.

Shower Room

Being fully tiled and having a front facing UPVC double glazed obscured window, recessed lighting, extractor fan and a heated towel rail. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall, there is a walk-in shower enclosure with a fitted Grohe shower and a glazed screen.

Bedroom 3

11'6 x 6'4 (3.50m x 1.92m)
Having a front facing UPVC double glazed window with a stone sill, pendant light point, central heating radiator with a decorative cover, TV/aerial point and timber effect flooring.

Snug

11'6 x 9'10 (3.50m x 3.00m)
A superb snug with a rear facing UPVC double glazed window with a stone sill, exposed timber beam, pendant light point, central heating radiator and a TV/aerial point. A timber door with double glazed panels opens to the rear of the property.

Entrance Hall

A welcoming entrance hall with recessed lighting and stone flagged flooring. The focal point of the hall is the log burner that is set within a brick chimney breast and a stone hearth. Oak doors open to a shower room, bedroom 3, breakfast kitchen and storage cupboard. A timber door with glazed panels and matching side panels opens to the lounge. An opening with a step also gives access to the snug.





Breakfast Kitchen
17'4 x 11'3 (5.28m x 3.42m)

Showcasing a wonderful combination of modern and character is the well-appointed breakfast kitchen. Having side facing UPVC double glazed windows with stone sills, recessed lighting, pendant light points, exposed stone walling, central heating radiator, TV/aerial point and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating matching Merope quartz work surfaces and matching upstands, a pop-up power point and an inset 1.5 bowl Franke sink with a Franke chrome mixer tap and a boiling tap. There is also an oak work surface with a matching upstand. A central island provides additional storage and has a Merope quartz work surface that extends to provide seating for two chairs. Within an exposed brick recess there is a Bertazzoni extractor hood and space/provision for a 900mm range cooker. The integrated appliances include an Electrolux four-ring gas hob with a Wok burner and an extractor hood above, Electrolux fan assisted oven/grill, CDA microwave, CDA wine cooler, CDA dishwasher and a full-height AEG fridge/freezer. A wide opening with stone steps leads down to the dining room. An oak door also opens to the pantry and utility room.

A Well-Appointed
Breakfast Kitchen





Dining Room
15'4 x 12'3 (4.68m x 3.73m)

A bright dining room with rear and side facing UPVC double glazed windows, Keylite roof windows and exposed timber beams. Also having recessed lighting, exposed stone walling, central heating radiator and tiled flooring.



Lounge

13'11 x 12'3 (4.23m x 3.73m)

A well-proportioned reception room, having rear and side facing UPVC double glazed windows with stone sills, recessed lighting, exposed stone walling and a central heating radiator. To one wall, there is a range of fitted furniture, incorporating long hanging and shelving.



A Well-Proportioned
Reception Room





Snug
11'6 x 9'10 (3.50m x 3.00m)
A superb snug with a rear facing UPVC double glazed window with a stone sill, exposed timber beam, pendant light point, central heating radiator and a TV/aerial point. A timber door with double glazed panels opens to the rear of the property.



Shower Room
Being fully tiled and having a front facing UPVC double glazed obscured window, recessed lighting, extractor fan and a heated towel rail. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall, there is a walk-in shower enclosure with a fitted Grohe shower and a glazed screen.



Bedroom 3
11'6 x 6'4 (3.50m x 1.92m)
Having a front facing UPVC double glazed window with a stone sill, pendant light point, central heating radiator with a decorative cover, TV/aerial point and timber effect flooring.



Utility Room
Comprising a side facing UPVC double glazed window with a stone sill, recessed lighting, partially tiled walls, exposed stone wall, central heating radiator and tiled flooring. There is a range of fitted base units, incorporating a matching work surface, tiled splash back and an inset 1.0 bowl stainless steel sink with a chrome mixer tap.





Dial House

Dating Back to the 1800's, Dial House Sits Proudly Within the Tranquil Village of Billingley

Breakfast Kitchen

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Dining Room

15'4 x 12'3 (4.68m x 3.73m)

A bright dining room with rear and side facing UPVC double glazed windows, Keylite roof windows and exposed timber beams. Also having recessed lighting, exposed stone walling, central heating radiator and tiled flooring.

Pantry

Having recessed lighting, partially tiled walls, central heating radiator and tiled flooring. There is also a built-in cupboard, which houses the Xclusive boiler that was recently installed in September 2023.

Utility Room

Comprising a side facing UPVC double glazed window with a stone sill, recessed lighting, partially tiled walls, exposed stone wall, central heating radiator and tiled flooring. There is a range of fitted base units, incorporating a matching work surface, tiled splash back and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. Beneath the work surface, there is space/provision for an automatic washing machine. A timber door with double glazed panels opens to the right side of the property.

From the entrance hall, a timber door with glazed panels and matching side panels opens to the:

Lounge

13'11 x 12'3 (4.23m x 3.73m)

A well-proportioned reception room, having rear and side facing UPVC double glazed windows with stone sills, recessed lighting, exposed stone walling and a central heating radiator. To one wall, there is a range of fitted furniture, incorporating long hanging and shelving.

From the entrance hall, a timber staircase with oak hand rails and balustrading rises to the:

First Floor

Landing

Having exposed timber beams and trusses, sun tunnel, pendant light point and oak flooring. The landing leads seamlessly into the master bedroom and oak doors open to the bathroom, bedroom 2 and inner landing.

Master Bedroom

18'1 x 16'6 (5.50m x 5.02m)

A truly impressive master bedroom with a vaulted ceiling that is adorned by an exposed truss and timber beams. The master bedroom has rear and side facing UPVC double glazed windows with stone sills and a side facing timber glazed panel. Also having an exposed stone wall with exposed timber, pendant light point, spot lights, central heating radiators, TV/aerial point, telephone point and oak flooring. Another of the focal points within the room is the Henley log burner with an oak mantel above and a tiled stone hearth. A timber door with double glazed panels opens to the master balcony.

Master Balcony

A stone flagged terrace enclosed by wrought iron balustrading and a staircase leading down to the front of the property.

Bathroom

Having a front facing UPVC double glazed window, exposed timber truss, pendant light point, two fully tiled walls, fitted vanity mirrors, chrome heated towel rail, shaver point and tiled flooring. There is a suite in white, which comprises of a high cistern WC and a Waverley pedestal wash hand basin with traditional chrome taps. Also having a roll-top bath with claw feet, chrome mixer tap and a hand shower facility.

Bedroom 2

11'10 x 10'4 (3.60m x 3.16m)

A good-sized bedroom with a front facing UPVC double glazed window and stone sill, flush light point, central heating radiator with a decorative cover, TV/aerial point and timber effect flooring.

Inner Landing

Having a rear facing UPVC double glazed window with a stone sill, exposed timber beam, recessed lighting, spotlight and a chrome heated towel rail. To one wall, there is a range of fitted furniture, incorporating short hanging and shelving. A timber door opens to an under-stairs storage cupboard. An oak door opens to the family bathroom and a staircase rises to a mezzanine that forms bedroom 4.

Under-Stairs Storage Cupboard

Having fitted clothes hanging rail with a shelf above.

Inner Landing

Having a rear facing UPVC double glazed window with a stone sill, exposed timber beam, recessed lighting, spotlight and a chrome heated towel rail. To one wall, there is a range of fitted furniture, incorporating short hanging and shelving. A timber door opens to an under-stairs storage cupboard. An oak door opens to the family bathroom and a staircase rises to a mezzanine that forms bedroom 4.





Master Bedroom
18'1 x 16'6 (5.50m x 5.02m)

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An Impressive, Spacious
Master Bedroom...



Master Balcony

A stone flagged terrace enclosed by wrought iron balustrading and a staircase leading down to the front of the property..



Family Bathroom

A large family bathroom featuring a vaulted ceiling and tiling to most of the walls. With a side facing UPVC double glazed window and stone sill, Keylite roof windows, recessed lighting, pendant light points, extractor fan, central heating radiator, chrome heated towel rail and tiled flooring.



Bedroom 2

11'10 x 10'4 (3.60m x 3.16m)

A good-sized bedroom with a front facing UPVC double glazed window and stone sill, flush light point, central heating radiator with a decorative cover, TV/aerial point and timber effect flooring.



Family Bathroom Continued

To one wall, there is exposed stone with a useful recess and a pine vanity unit, incorporating two wash hand basins and chrome mixer taps. There is a suite in white, which comprises of a wall mounted WC and a freestanding bath with a chrome mixer tap. To one corner, there is a walk-in shower enclosure with a fitted Mira shower.





Dial House

Offering Luxurious Living Spaces Across Three Floors with an Abundance of Character

Bathroom

Having a front facing UPVC double glazed window, exposed timber truss, pendant light point, two fully tiled walls, fitted vanity mirrors, chrome heated towel rail, shaver point and tiled flooring. There is a suite in white, which comprises of a high cistern WC and a Waverley pedestal wash hand basin with traditional chrome taps. Also having a roll-top bath with claw feet, chrome mixer tap and a hand shower facility.



Family Bathroom

A large family bathroom featuring a vaulted ceiling and tiling to most of the walls. With a side facing UPVC double glazed window and stone sill, Keylite roof windows, recessed lighting, pendant light points, extractor fan, central heating radiator, chrome heated towel rail and tiled flooring. To one wall, there is exposed stone with a useful recess and a pine vanity unit, incorporating two wash hand basins and chrome mixer taps. There is a suite in white, which comprises of a wall mounted WC and a freestanding bath with a chrome mixer tap. To one corner, there is a walk-in shower enclosure with a fitted Mira shower.

From the inner landing, a staircase with pine hand rails, timber balustrading and built-in storage rises to the:

Second Floor

Mezzanine Bedroom 4

11'10 x 7'9 (3.60m x 2.36m)

Previously used as a bedroom but currently utilised for storage. Having exposed timber beams, Velux roof windows, side facing glazed panel, flush light point, wall mounted light points and a TV/aerial point.

Exterior and Gardens

From Chapel Lane, wrought iron electric gates open to Dial House. To the front of the property, there is an extensive block paved driveway that provides parking for several vehicles. The driveway has exterior lighting, external power points and raised stone planters with mature shrubs and trees. Access can be gained to two stores, a single garage and a workshop.

Store 1

9'10 x 11'2 (3.00m x 3.40m)

Having a timber access door, light and power.

Store 2

9'10 x 11'2 (3.00m x 3.40m)

Having a timber access door, UPVC double glazed panel, light and power.

Single Garage

20'6 x 12'10 (6.25m x 3.90m)

A large single garage with an electric roller shutter door, two false garage doors, light, power and a block paved floor.

Workshop

20'2 x 12'10 (6.15m x 3.90m)

A fantastic space that could be utilised in a variety of ways. Having a timber access door, UPVC double glazed panel, UPVC double glazed window, light, power and stone flagged flooring.

Workshop Store

9'10 x 12'10 (3.00m x 3.90m)

An opening gives access to a further workshop area with a UPVC double glazed panel, light, power and stone flooring. A timber ladder leads up to a mezzanine storage area.

Exterior and Gardens Continued

From the driveway, stone steps with wrought iron balustrading rise to provide access to the main entrance door with exterior lighting. A staircase also continues to the master balcony where access can be gained to the master bedroom.

A path with a water tap leads to steps, which rise to a wrought iron pedestrian gate opening to the left side of the property where the path continues to the rear with exterior lighting. Access can be gained to the snug. To the rear of the property, there is a lawn with three mature trees, two apple trees, a plum tree and a cherry tree. A block paved path leads along the rear elevation to the right side of the house and has exterior lighting.

From the driveway, a wrought iron pedestrian gate also opens to provide access to the right side of the property where there is a large block paved area with inset stone flags and steps. Having exterior lighting, a water tap and access can be gained to the utility room. A timber gate opens to a block paved path that is flanked by lawn, a raised stone border and an external power point. The path leads to the main garden, to the rear and to a detached outbuilding named The Granary and containing a garden store and hobby room above.

Garden Store

12'2 x 9'2 (3.70m x 2.80m)

Having a timber access door, recessed lighting, exposed stone walls, power and tiled flooring.

From the right side of the property, the block paved path leads to a stone staircase with timber hand rails that rises to the hobby room. The path also leads to the outdoor kitchen/bar and garden.

Hobby Room

12'2 x 9'2 (3.70m x 2.80m)

A versatile room for a range of purposes. Having a timber access door with a double glazed panel, UPVC double glazed window, exposed timber beams, flush light point, power and pine flooring.

Outdoor Kitchen and Bar

10'10 x 10'10 (3.30m x 3.30m)

Presenting the perfect space for entertaining family and friends within a block paved seating terrace that is bordered by stone walling. There is a timber structure housing the outdoor kitchen containing a Clementi pizza oven that is available by separate negotiation and having an external power point and a Herschel Hawaii heater. There is also a fitted bar that provides seating for three chairs.

The path extends to the garden which is mainly laid to lawn and incorporates several mature trees, planted borders incorporating shrubs and trees and a stone bench. To one corner of the garden, there is a block paved area that is enclosed by timber fencing and has two raised timber planters ideal for vegetables and the provision for a shed. The garden is fully enclosed by timber fencing for privacy and security.

Landing

Having exposed timber beams and trusses, sun tunnel, pendant light point and oak flooring. The landing leads seamlessly into the master bedroom and oak doors open to the bathroom, bedroom 2 and inner landing.

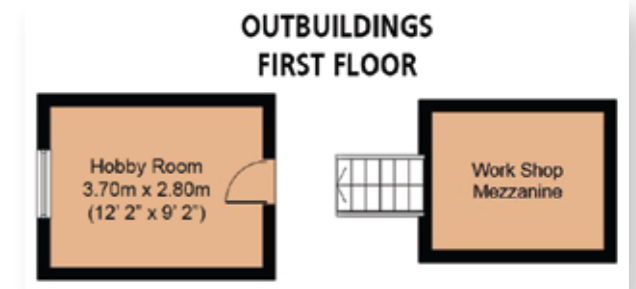
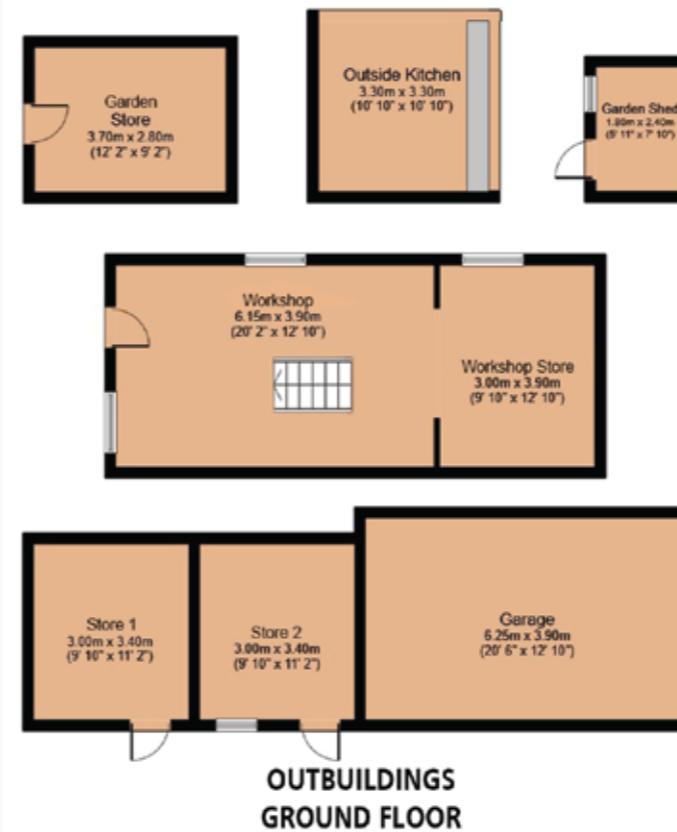




**TOTAL APPROXIMATE FLOOR AREA
3335 SQ.FT. (309.8 SQ.M.)**



**TOTAL APPROXIMATE FLOOR AREA
1160 SQ.FT. (107.8 SQ.M.)**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Hobby Room
12'2 x 9'2 (3.70m x 2.80m)

A versatile room for a range of purposes. Having a timber access door with a double glazed panel, UPVC double glazed window, exposed timber beams, flush light point, power and pine flooring.





From the driveway, a wrought iron pedestrian gate also opens to provide access to the right side of the property where there is a large block paved area with inset stone flags and steps. Having exterior lighting, a water tap and access can be gained to the utility room. A timber gate opens to a block paved path that is flanked by lawn, a raised stone border and an external power point. The path leads to the main garden, to the rear and to a detached outbuilding named The Granary and containing a garden store and hobby room above.



Store 1
9'10 x 11'2 (3.00m x 3.40m)
Having a timber access door, light and power.

Store 2
9'10 x 11'2 (3.00m x 3.40m)
Having a timber access door, UPVC double glazed panel, light and power.

Single Garage
20'6 x 12'10 (6.25m x 3.90m)
A large single garage with an electric roller shutter door, two false garage doors, light, power and a block paved floor.



Workshop
20'2 x 12'10 (6.15m x 3.90m)
A fantastic space that could be utilised in a variety of ways. Having a timber access door, UPVC double glazed panel, UPVC double glazed window, light, power and stone flagged flooring. An opening gives access to a further workshop area with a UPVC double glazed panel, light, power and stone flooring. A timber ladder leads up to a mezzanine storage area.

From the driveway, stone steps with wrought iron balustrading rise to provide access to the main entrance door with exterior lighting. A staircase also continues to the master balcony where access can be gained to the master bedroom.



From the right side of the property, the block paved path leads to a stone staircase with timber hand rails that rises to the hobby room. The path also leads to the outdoor kitchen/bar and garden.





Outdoor Kitchen and Bar
10'10 x 10'10 (3.30m x 3.30m)

Presenting the perfect space for entertaining family and friends within a block paved seating terrace that is bordered by stone walling. There is a timber structure housing the outdoor kitchen containing a Clementi pizza oven that is available by separate negotiation and having an external power point and a Herschel Hawaii heater. There is also a fitted bar that provides seating for three chairs.





Exterior and Gardens Continued

The path extends to the garden which is mainly laid to lawn and incorporates several mature trees, planted borders incorporating shrubs and trees and a stone bench. To one corner of the garden, there is a block paved area that is enclosed by timber fencing and has two raised timber planters ideal for vegetables and the provision for a shed. The garden is fully enclosed by timber fencing for privacy and security.



Sizeable Landscaped Gardens
Containing Mature Planting...





A Truly Stunning
Evening Retreat



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Mains gas, mains electric, mains water and mains drainage.
The broadband is fibre and the mobile signal quality is good.

Covenants/Easements/Wayleaves and Flood Risk: None and the flood risk is very low.

Rights of Access/Shared Access: None.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Dial House

Chapel Lane, Billingley,
Barnsley S72 0HZ

Offers in the Region of £895,000